

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,  
SECTION 23, TOWNSHIP 140 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING LEGAL DESCRIPTION

Warranty Deed - dated August 10, 1979

Form No. 5-M Minnesota Uniform Conveyance Blanks (Revised 2004)

This Indenture, made this 15th day of August, 2009, between Gilbert C. Thatcher and Bernice E. Thatcher, husband and wife, of the County of Cass, State of Minnesota, parties of the first part, and Richard J. Requet, Sr. and Mary E. Requet, husband and wife, of the County of Cass, State of Minnesota, parties of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of one dollar and other good and valuable considerations, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said parties of the second part as joint tenants and not as tenants in common, their heirs, the survivor of said parties, and the heirs and assigns of the survivor, Forever, all that certain parcel of land being and being in the County of Cass, State of Minnesota, described as follows, to-wit:

That part of Govt. Lot 2, Section 23, Township 140 North, Range 29 West, described as follows: Commencing at the northwest corner of said Govt. Lot 2; thence southerly 86.00 feet, more or less, along the west line of said Govt. Lot 2 to its intersection with the southwesterly line of Sunny Avenue of Sunny Acres, plat of record, said intersection being the actual point of beginning of the land to be described; thence continue southerly 392.00 feet along the west line of said Govt. Lot 2; thence easterly at a right angle to said west line of Govt. Lot 2 to the intersection with the southwesterly line of said Sunny Avenue; thence northwesterly along said southwesterly line of Sunny Avenue to the point of beginning.

TAXES WILL BE PAID BY:  
Mr. & Mrs. Richard J. Requet, Sr.  
3326 Sevarth Avenue  
Rock Island, IL 61201

STATE DEED TAX STAMPS - \$ 18.70  
MINNESOTA DEPT. OF REVENUE  
STATE DEED TAX STAMPS - \$ 18.70  
TERRY L. FREEMAN, P.L.S. #21387  
DATE 9/29/09

To Have and to Hold the same, together with all the hereditaments and appurtenances thereto belonging or in anywise appertaining, to the said parties of the second part, their assigns, the survivors of said parties, and the heirs and assigns of the survivor, Forever, the said parties of the second part taking as joint tenants and not as tenants in common.

And the said Gilbert C. Thatcher and Bernice E. Thatcher, parties of the first part, for themselves, their heirs, executors and administrators do covenant with the said parties of the second part, their assigns, the survivor of said parties, and the heirs and assigns of the survivor, that they and their heirs will stand in fee of the lands and premises aforesaid and their heirs, executors and administrators do warrant and defend the same unto the said parties of the second part, their assigns, the survivor of said parties, and the heirs and assigns of the survivor, free from all incumbrances.

In Witness Whereof, the said parties of the first part have hereunto set their hands, the day and year first above written.

Gilbert C. Thatcher  
Bernice E. Thatcher

## PROPOSED DESCRIPTIONS

**PARCEL A**  
That part of Government Lot 2, Section 23, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 2; thence South 00 degrees 10 minutes 32 seconds West, assigned bearing, along the west line thereof, 860.00 feet to the intersection with the southwesterly line of Sunny Avenue as dedicated in the recorded plat of SUNNY ACRES; thence continue South 00 degrees 10 minutes 32 seconds West, along said west line, 240.70 feet; thence North 56 degrees 01 minutes 46 seconds East 273.54 feet to said southwesterly line of Sunny Avenue; thence North 68 degrees 46 minutes 00 seconds West, along said southwesterly line, 242.59 feet to the point of beginning.

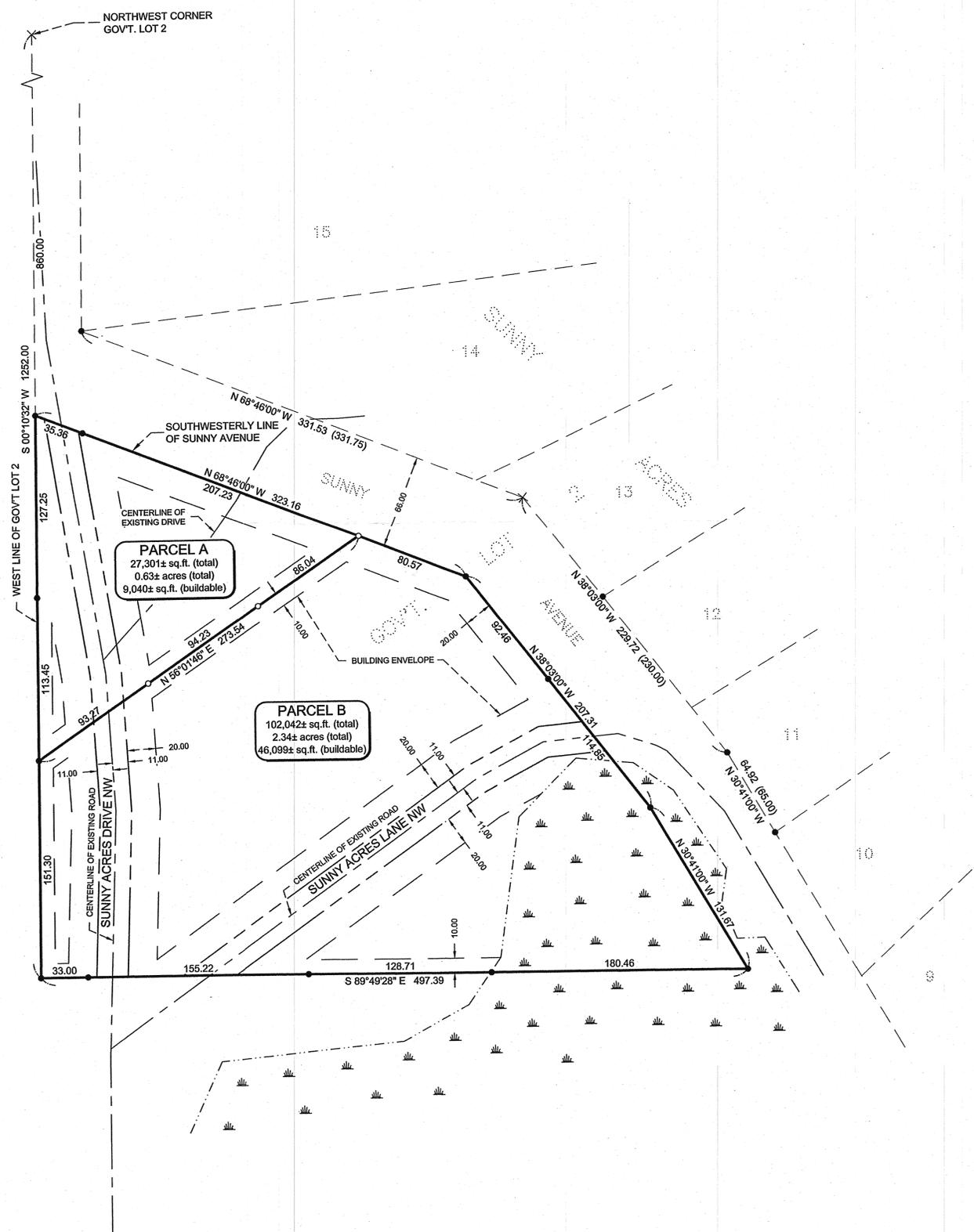
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to Sunny Acres Drive NW right of way.

**PARCEL B**  
That part of Government Lot 2, Section 23, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 2; thence South 00 degrees 10 minutes 32 seconds West, assigned bearing, along the west line thereof, 860.00 feet to the intersection with the southwesterly line of Sunny Avenue as dedicated in the recorded plat of SUNNY ACRES; thence continue South 00 degrees 10 minutes 32 seconds West, along said west line, 240.70 feet to the point of beginning of the tract to be herein described; thence continue South 00 degrees 10 minutes 32 seconds West, along said west line, 151.30 feet; thence South 89 degrees 49 minutes 28 seconds East 497.39 feet to said southwesterly line of Sunny Avenue; thence North 30 degrees 41 minutes 00 seconds West, along said southwesterly line, 131.67 feet; thence North 38 degrees 03 minutes 00 seconds West, along said southwesterly line, 207.31 feet; thence North 68 degrees 46 minutes 00 seconds West, along said southwesterly line, 80.57 feet to the intersection with a line bearing North 56 degrees 01 minutes 46 seconds East from the point of beginning; thence South 56 degrees 01 minutes 46 seconds West 273.54 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to Sunny Acres Drive NW right of way.  
SUBJECT to Sunny Acres Lane NW right of way.

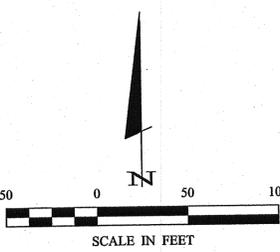
## NOTES:

- Zoning for subject tract = "Shoreland Residential".
- Parcel ID of subject parcel: 51-023-1205.
- Parcel A is a non conforming parcel of land and is intended to be an enhancement to an existing parcel. (Lot 14)
- The survey boundary shown is based on the Warranty Deed dated August 10, 1979 as obtained from the Cass County Records Office. If descriptions of record or as noted in the abstract vary from those shown, a further review by the surveyor should be retained.
- All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
- Widths of Sunny Acres Drive and Sunny Acres Lane needs to be verified as a 22 foot easement as determined by width of existing road used.



## LEGEND

- ☁ DENOTES WET LAND(S)
- DENOTES MONUMENT FOUND OR SET FROM PREVIOUS SURVEY DATED 11-30-2004
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- × DENOTES CALCULATED POSITION



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF GOVERNMENT LOT 2 TO HAVE AN ASSUMED BEARING OF S 00°10'32" W.

RECEIVED  
# 4286  
OCT 26 2009  
GL 2.23-140-29  
CASS COUNTY SURVEYOR

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**Landecker & Associates, Inc.**  
Engineering - Surveying - Planning  
Walker, MN 56484  
Phone: 218-847-1296 Fax: 218-847-2772

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A FULLY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
Terry L. Freeman, P.L.S. #21387  
DATE 9/29/09 LIC. NO. 21367

REVISIONS	DATE	DESCRIPTION	BY	WAG
	09-22-2009	Revised Drawing 042315 dated 11-30-2004		
	09-22-2009	Adjusted road right of way widths		

PROJECT NO.:	092085	FILE NAME:	C092085.dwg	FIELD BOOK:	BOOK 303	PG. 23
CHECKED BY:	TLF	DRAWN BY:	WAG			

CERTIFICATE OF SURVEY  
Richard Requet  
2512 35th Avenue  
Rock Island, IL 61201  
SHEET 1 OF 1